

RECOMMENDING COMMITTEE AGENDA
RECOMMENDING COMMITTEE MEETING OF: MARCH 1, 2005

- CALL TO ORDER

MINUTES:

PRESENT: COUNCILMEMBERS WOLFSON and TARKANIAN

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, CHIEF DEPUTY CITY ATTORNEY VAL STEED, and DEPUTY CITY CLERK GABRIELA PORTILLO-BRENNER

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE - meeting noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(4:01)

1-1

AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: MARCH 1, 2005

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. 2005-9 - Eliminates the inclusion of street rights-of-way and open space in the acreage used to determine allowable units per acre in residential subdivisions. Proposed by: Margo Wheeler, Director of Planning and Development

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City's zoning regulations include a provision that allows street rights-of-way and open space to be included in the acreage used to determine allowable units per acre in residential subdivisions. This bill will repeal that provision. However, development within the R-PD District will continue to be able to include such property in determining number of units per gross acre.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2005-9

MOTION:

COUNCILWOMAN TARKANIAN recommended Bill 2005-9 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WOLFSON concurred.

MINUTES:

COUNCILMAN WOLFSON declared the Public Hearing open.

MARGO WHEELER, Director, Planning and Development, indicated this bill would correct an inconsistency in the Code definition, which allows street rights-of-way to be used in determining density. However, as a policy matter, dedicated rights-of-way have not been allowed to count towards density, which is clarified in the Planning and Development section of the Code. This inconsistency has allowed for a higher level of density than what was intended. Staff recommends this portion of that definition be removed from the Code, thereby eliminating the inconsistency. Staff recommends approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(4:01 - 4:02)

1-8

AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: MARCH 1, 2005

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. 2005-10 - Eliminates redevelopment area status as a determinant of development standards relating to residential adjacency and certain setback requirements. Sponsored by: Councilman Lawrence Weekly

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City's zoning regulations currently exempt property within the redevelopment area from standard residential adjacency standards and certain setback requirements for senior citizen apartments within the C-1 District. This bill will eliminate redevelopment area status as a determinant of development standards relating to those residential adjacency and setback requirements. However, the exemptions will continue to apply to property within the Downtown Overlay District.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2005-10

MOTION:

COUNCILWOMAN TARKANIAN recommended Bill 2005-10 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WOLFSON concurred.

MINUTES:

COUNCILMAN WOLFSON declared the Public Hearing open.

MARGO WHEELER, Director, Planning and Development, reviewed the information under the Purpose/Background section and added that properties within the redevelopment area carry a general plan designation and a zoning characterization. The development standards of a property are set by its zoning characterization. Staff recommends approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(4:02 - 4:04)

1-47

AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: MARCH 1, 2005

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. 2005-11 - Clarifies the rules that apply to the remodeling, alteration, expansion or reuse of parking-impaired developments. Proposed by: Margo Wheeler, Director of Planning and Development

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City's zoning regulations currently contain on-site parking requirements that apply to the remodeling, alteration, expansion or reuse of parking-impaired developments. This bill merely reorganizes and clarifies the requirements for purposes of interpretation and enforcement.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2005-11

MOTION:

COUNCILWOMAN TARKANIAN recommended Bill 2005-11 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WOLFSON concurred.

MINUTES:

COUNCILMAN WOLFSON declared the Public Hearing open.

MARGO WHEELER, Director, Planning and Development, explained that a parking-impaired development is one that is similar to the conditions of a non-conforming use that was established under a different Code requirement. Presently, there is an inconsistency in the Code with regard to what new development can occur on a lot where there is a use that is parking impaired. That section has been re-written to ensure that if a multi-tenant parcel has one unit that is parking impaired, the rest of the project may continue and go forward, as long as the degree of parking-impairment does not increase. Staff recommends approval.

No one appeared in opposition.

COUNCILMAN WOLFSON declared the Public Hearing closed.

(4:04 - 4:05)

1-126

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: MARCH 1, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMITTEE. NO SUBJECT MAY BE ACTED UPON BY THE COMMITTEE UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

None

(4:05)

1-140

THE MEETING ADJOURNED AT 4:05 P.M.

Respectfully submitted:

GABRIELA PORTILLO-BRENNER, DEPUTY CITY CLERK

March 7, 2005